

SO ORDERED.



1 **TIFFANY & BOSCO**
2 P.A.

3 Dated: January 04, 2010

4 **2525 EAST CAMELBACK ROAD**
5 **SUITE 300**
6 **PHOENIX, ARIZONA 85016**
7 **TELEPHONE: (602) 255-6000**
8 **FACSIMILE: (602) 255-0192**



9 **REDFIELD T. BAUM, SR**
10 **U.S. Bankruptcy Judge**

11 Mark S. Bosco
12 State Bar No. 010167
13 Leonard J. McDonald
14 State Bar No. 014228
15 Attorneys for Movant

16 09-28499/0057180275

17 **IN THE UNITED STATES BANKRUPTCY COURT**
18 **FOR THE DISTRICT OF ARIZONA**

19 **IN RE:**

20 No. 2:09-bk-28509-RTB

21 Joseph allen Woolen and Sonja Lee Woolen
22 Debtors.

23 Chapter 7

24 Wells Fargo Bank, N.A.
25 Movant,

26 ORDER

vs.

(Related to Docket #18)

27 Joseph allen Woolen and Sonja Lee Woolen,
28 Debtors, David M. Reaves, Trustee.

29 Respondents.

30 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
31 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
32 and no objection having been received, and good cause appearing therefor,

33 ...

34 ...

1 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed
2 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
3 property which is the subject of a Deed of Trust dated September 20, 2005 and recorded in the office of
4 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Joseph
5 allen Woolen and Sonja Lee Woolen have an interest in, further described as:

6

7 Lot 73, RE-PLAT OF ROYAL RANCH UNIT 1 PARCEL 4, according to Book 586 of Maps,
8 Page 6, records of Maricopa County, Arizona.

9 EXCEPT all oil, gas, and other minerals as reserved in Docket 1473, Page 3.

10 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
11 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
12 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
13 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
14 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

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17 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
18 to which the Debtor may convert.

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21 DATED this ____ day of _____, 2009.

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 JUDGE OF THE U.S. BANKRUPTCY COURT

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